GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NOTES:

1. A PORTION OF THE SUBJECT PREMISES FALLS WITHIN FEMA FLOOD HAZARD ZONE AO (DEPTH 1') AS SCALED FROM FEMA FIRM MAP NO. 33015C0432E DATED MAY 15, 2005.
2. LOT COVERAGE, BUILDING ONLY:
   EXISTING = 18.3%
   PROPOSED = 18.3%
   LOT COVERAGE OVERALL:
   EXISTING = 27.8%
   PROPOSED = 29.7%
   (2275 SF± EXISTING COVERAGE
   − 110 SF± PAVED WALK TO BE REMOVED
   + 265 SF± INCREASE FOR DECK/STAIRS
   = 2430SF / 8182 SF = 29.7%)
3. PROPERTY IS SERVICED BY MUNICIPAL SEWER AND WATER.

N/F RICHARD H. & TRUDY L. BRADY
24 CABLE ROAD, RYE, NH 03870
TAX MAP 8.4 LOT 3

N/F FRANCIS J. LARKIN
17 CABLE ROAD
RYE, NH 03870
TAX MAP 8.4
LOT 76

CABLE ROAD

EXISTING TWO-FAMILY DWELLING
BUILDING (TO OUTSIDE WALLS)
1500 SF± PRELIMINARY!!!
LOT AREA PRELIMINARY!!!!!
8182 SF FIRST FLOOR
EXIS ELEVATION 17.5±
18.3% (DATUM = ±NGVD)
EXIS DWELLING PLUS PORCHES, IMPERVIOUS=
28% COVERAGE

PROPOSED DECK

EXISTING PAVED PARKING
4 SPACES

CONCRETE SIDEWALK

FLAGSTONE WALK

LANDING EL 17.5

FLOWER BED

WALKWAY TO BE REMOVED

EXIS WOOD FENCE

HEDGE

APPROX EP

PAVED DRIVEWAY

COMMON DRIVEWAY EASEMENT

SCALED FLOOD HAZARD BOUNDARY ZONE AO – DEPTH 1'

BUILDING SETBACK LINE

CONFORMING BUILDING ENVELOPE

LOT AREA:
8182 SF ±

BOUNDARY DATA PER
RCRD PLAN C25428

RCRD C25428

S62°10'53"E 47.32'

S31°22'34"W 145.00'

N36°05'38"E 161.96'

N76°20'47"W 63.57'

OVERHEAD ELEC, TEL, CATV FROM POLE #627

N/F MARK E. & JANET N. LEAVITT
16 CABLE ROAD, RYE, NH 03870
TAX MAP 8.4 LOT 1

No.	
L1	

Command= 210-
Point#, Start#-End# or G#= 1-200

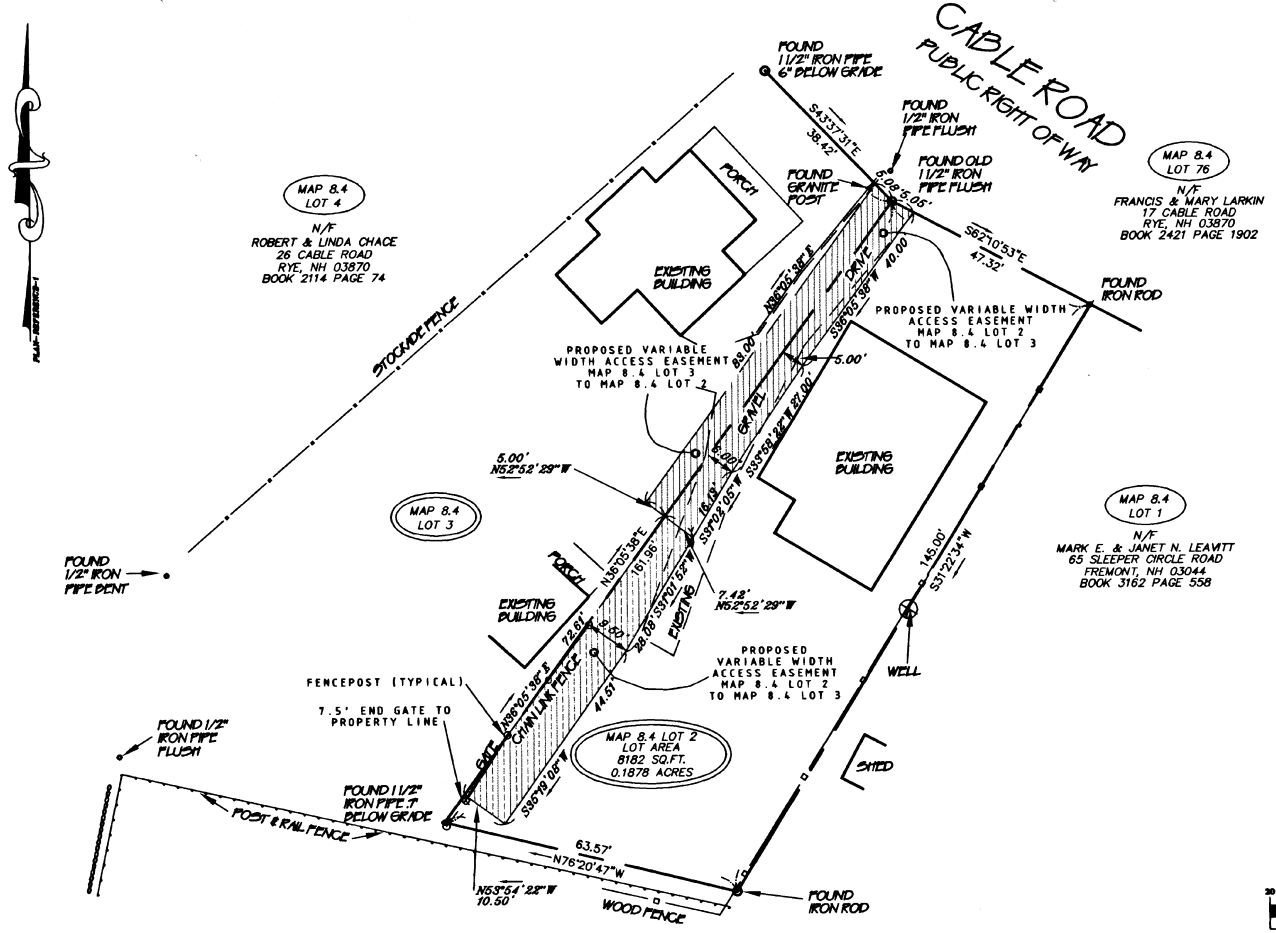
Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------01-07-2025-----08:57:53----------D:...\BMHOME6							
		11.74	SETHUB	1	4832.7973	4963.8304	
		13.25	SETSPK**	2	5014.8506	5038.1002	TRA
		12.74	CARGAR	3	4818.8353	5033.5256	SS
		13.23	CARGAR	4	4855.0867	5033.9846	SS
		15.51	CORHSE	5	4888.4034	5051.0174	SS
		11.67	CORFNC**	6	4827.3972	4993.2285	SS
		12.16	ENDFNC**	7	4829.1162	4985.5709	SS
		10.00	FNDIP**	8	4841.3154	4931.0903	SS
		9.67	CORSHED	9	4818.9377	4907.2017	SS
		9.53	CORSHED	10	4807.2646	4898.0305	SS
		11.53	CORPORCH	11	4861.9573	4934.4564	SS
		11.86	CORHSE	12	4873.9799	4948.1971	SS
		11.69	CORPRCH*	13	4893.4269	4966.0450	SS
		12.98	CORCHIM	14	4949.4078	4969.3273	SS
		13.47	CLDR	15	4945.2041	5005.0031	SS
		12.74	CLDR	16	4919.4703	4992.9691	SS
		13.45	EDG24MAP	17	4930.1158	4986.6144	SS
		13.45	CORHSE*	18	4913.8706	4997.8716	SS
		13.80	CORHSE*	19	4902.0362	5001.1793	SS
		12.01	GND	20	4853.4915	4953.4538	SS
		17.47	PRCH***	21	4898.5285	5007.6888	SS
		16.03	****	22	4908.9257	5041.5181	SS
		15.15	EDGFNC	23	4885.9503	5028.7713	SS
		15.14	CORHSE	24	4889.7669	5021.5932	SS
		13.47	EDGFNC	25	4871.5275	5019.7472	SS
		12.57	EDGFNC	26	4857.0067	5010.6968	SS
		12.22	EDGFNC	27	4842.3074	5001.8799	SS
		6.53	COREPDR	28	4817.0127	4988.0629	SS
		9.75	GND	29	4793.3455	4966.3151	SS
		9.69	GND	30	4804.7504	4939.3620	SS
		12.68	CLDR****	31	4889.7470	4984.7198	SS
		13.26	GND	32	4883.0797	4994.2345	SS
		12.89	GND	33	4869.2565	5005.6883	SS
		12.15	GND	34	4850.0997	4988.7409	SS
		12.28	GND@ROCK	35	4865.9664	4970.5856	SS
		13.17	FNDIP**	36	4999.9386	4999.9726	SS
		13.60	PORCH***	37	4967.9348	5007.5790	SS
		14.10	HSE***	38	4956.8496	4995.4570	SS
		13.65	CLDR	39	4957.8121	5014.4430	SS
		14.92	CORHSE	40	4946.8356	5017.8345	SS
		17.51	CRWINDCK	41	4943.8115	5028.6878	SS
		15.21	CLENDSTP	42	4941.9321	5035.3588	SS
		15.69	CORWND	43	4934.3129	5044.0887	SS
		15.94	CORHSE	44	4929.5323	5046.0730	SS
		15.81	EDGFNC	45	4916.3794	5047.9237	SS
		14.73	ENDFNC**	46	4943.6658	5065.0062	SS

JOB #17 538GOLDSWORTHY [200]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
01-07-2025				08:57:53		D:...\BMHOME6	
		14.77	8"MAPL	47	4948.5702	5066.0694	SS
		13.87	FDIPIN**	48	4951.9723	5069.1573	SS
		14.89	10"MAPL	49	4959.3318	5027.1419	SS
		14.43	10"MAPL	50	4957.9099	5023.1131	SS
		13.52	fndipcl	51	4972.1643	5026.5169	TRA
		13.52	CLDR	52	4947.3795	5006.8185	SS
		13.92	GRANPOST	53	4974.8419	5022.0718	SS
		15.90	EP	54	4927.9917	5048.5062	SS
		15.59	EP	55	4933.2149	5050.4866	SS
		15.22	EP	56	4940.1194	5048.6341	SS
		14.94	COREP	57	4954.3717	5027.5628	SS
		13.73	H2OS/O	58	4969.8487	5038.9521	SS
		13.26	SMHCLRD	59	4984.6165	5053.8492	SS
		12.96	WHLNCLDR	60	4953.5056	5082.8287	SS
		13.47	WHLN	61	4969.7510	5057.5631	SS
		13.42	LOWPAV	62	4966.8533	5045.9192	SS
		13.21	LOWPAV	63	4969.5019	5047.5853	SS
		13.49	WHLN	64	4974.2498	5050.7976	SS
		13.59	WHLNCLDR	65	4984.6809	5036.5402	SS
		13.90	WHLN	66	5011.5257	5004.3235	SS
		12.26	POL627**	67	4976.2073	5108.8211	SS
		12.95	EDGSDWLK	68	4996.2555	5064.4006	SS
			CORDRIP	69	4900.5685	5000.2138	SS
			CORDRIP	70	4934.7511	5045.0450	SS
			fndipin	75	4952.0629	5069.3400	TRA
				76	4937.1813	5058.1734	INT
				77	4952.0934	5069.2147	INT
			ip	78	4978.6202	5026.2860	INT
				100	5000.0000	5000.0000	
				101	4972.1890	5026.5075	TRA
				102	4950.1060	5068.3587	TRA
				103	4826.3096	4992.8639	TRA
				104	4841.3154	4931.0903	TRA
				105	4972.1877	5026.5026	TRA
				106	4841.3168	4931.0952	TRA

Point#, Start#-End# or G#= 4-

MAY 9 2 09 PM '97 0020486



NOTES

1) PARCELS ARE AS SHOWN ON THE TOWN OF RYE ASSESSOR'S MAP 8.4 AS LOTS 2 AND 3 AND ARE LOCATED IN THE GENERAL RESIDENCE ZONE.

2) OWNER OF RECORD:
MAP 8.4 LOT 2
BRUCE R. & JOANNE R. GRAVES, TRUSTEES
BRUCE R. GRAVES AND JOANNE R. GRAVES
REVOCABLE TRUST OF 1992
191 WENTWORTH ROAD
PORTSMOUTH, N.H. 03801
RCRD BOOK 2958 PAGE 1874

MAP 8.4 LOT 3
RICHARD H. & TRUDY L. BRADY
24 CABLE ROAD
RYE, N.H. 03870
RCRD BOOK 2312 PAGE 1040

3) PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE.

PLAN REFERENCES

1. "PLOT PLAN FOR FLOYD S. DICKSON & ROSA M. DICKSON, RYE, N.H." BY EMERY ENGINEERING, CIVIL ENGINEERS, DATED NOV. 14, 1974. NOT RECORDED.

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18,III AND IV AND 672:14:

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

A COPY OF THIS PLAN HAS BEFORE FILED WITH THE LOCAL PLANNING BOARD.

J. Corey Colwell

LICENSED LAND SURVEYOR

2-5-97
DATE

C-25428

RICHARD P. MILLETTE AND ASSOCIATES
CIVIL ENGINEERS LAND SURVEYORS

BOUNDARY LINE AGREEMENT AND EASEMENT PLAN

FOR

BRUCE R. GRAVES & JOANNE R. GRAVES REVOCABLE TRUST OF 1992 AND RICHARD H. & TRUDY L. BRADY

18/20 & 24 CABLE ROAD
COUNTY OF ROCKINGHAM
R Y E , N. H.

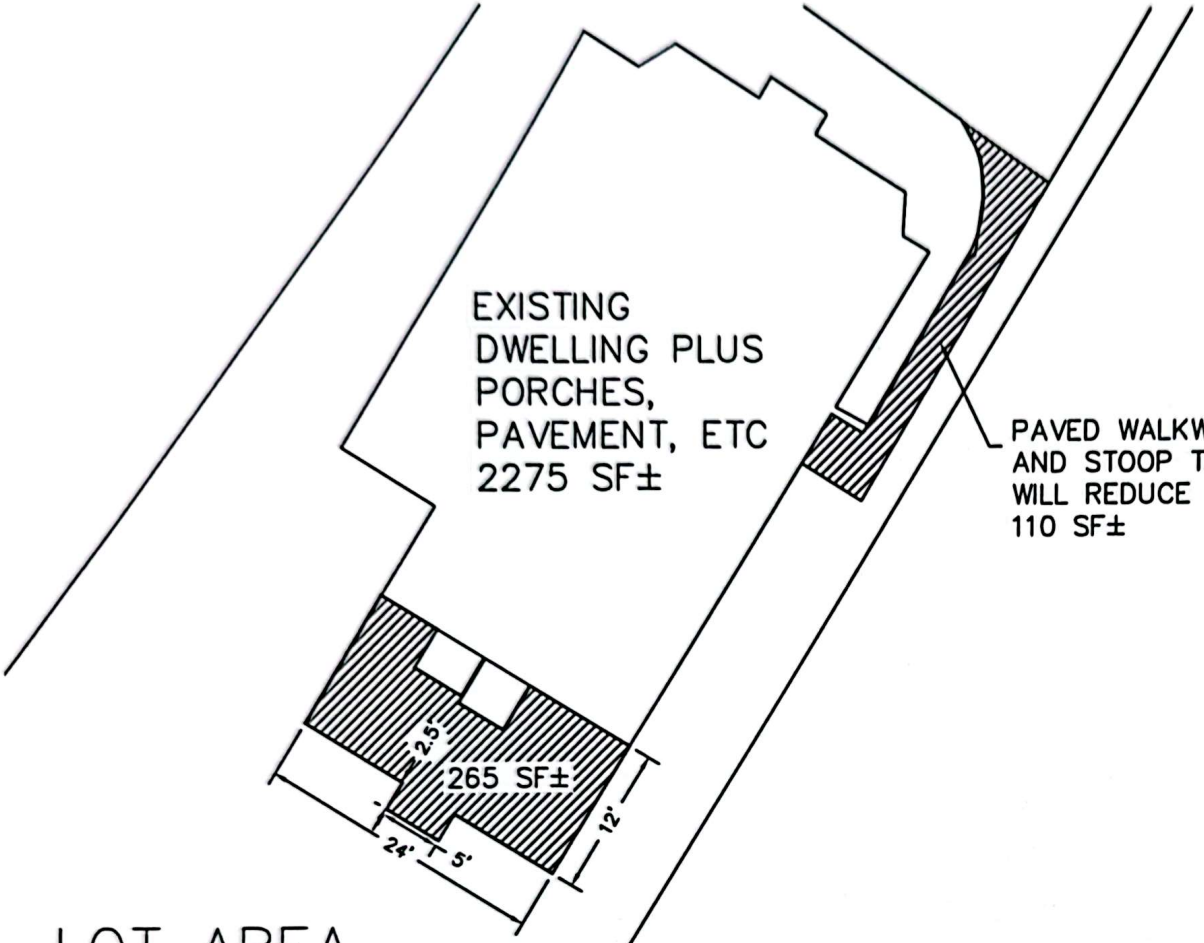
SCALE: 1"=20' DATE: FEBRUARY 5, 1997

501 ISLINGTON STREET, P.O. BOX 4006, PORTSMOUTH, N.H. (603)431-2222

COPYRIGHT © 1997 By MILLETTE AND ASSOCIATES <GRVCRT20>

#95207

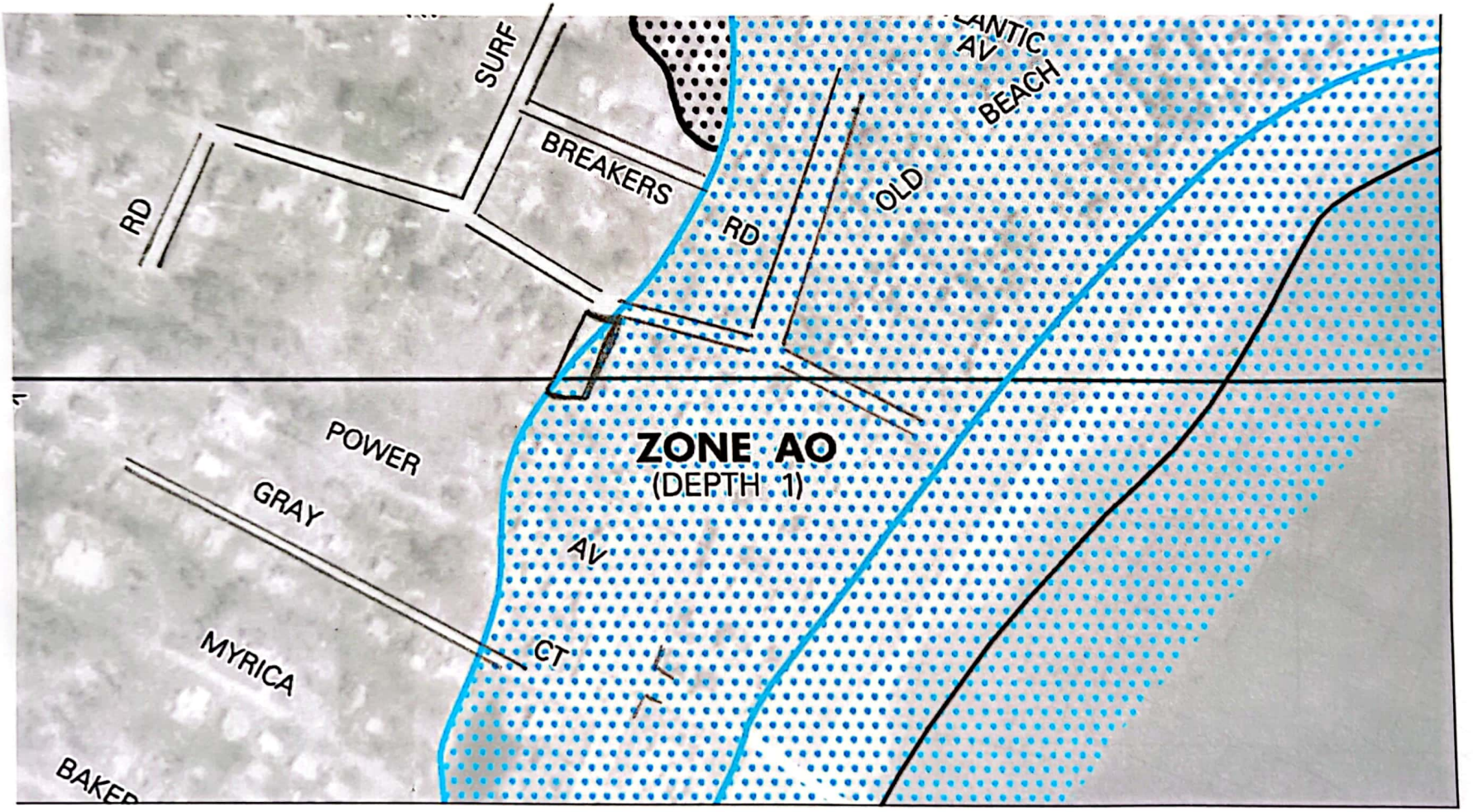
10/2/08



LOT AREA
8182 SF

30% of 8182= 2454 sf overall coverage allowed
2275 exis less 110 to be removed = 2165 proposed before adding deck
2454−2165 = 289 additional coverage allowed (including stairs)
PROPOSED DECK AND STAIRS = 265 SF± ADDED

SUMMARY
EXISTING COVERAGE = 2275/8182 = 27.8%
PROPOSED COVERAGE = 2275 − 110 + 265 = 2430 / 8182 = 29.7%


SURF
BREAKERS
RD
RD
OLD
BEACH
AV
POWER
GRAY
AV
MYRICA
CT
ZONE AO
(DEPTH 1)

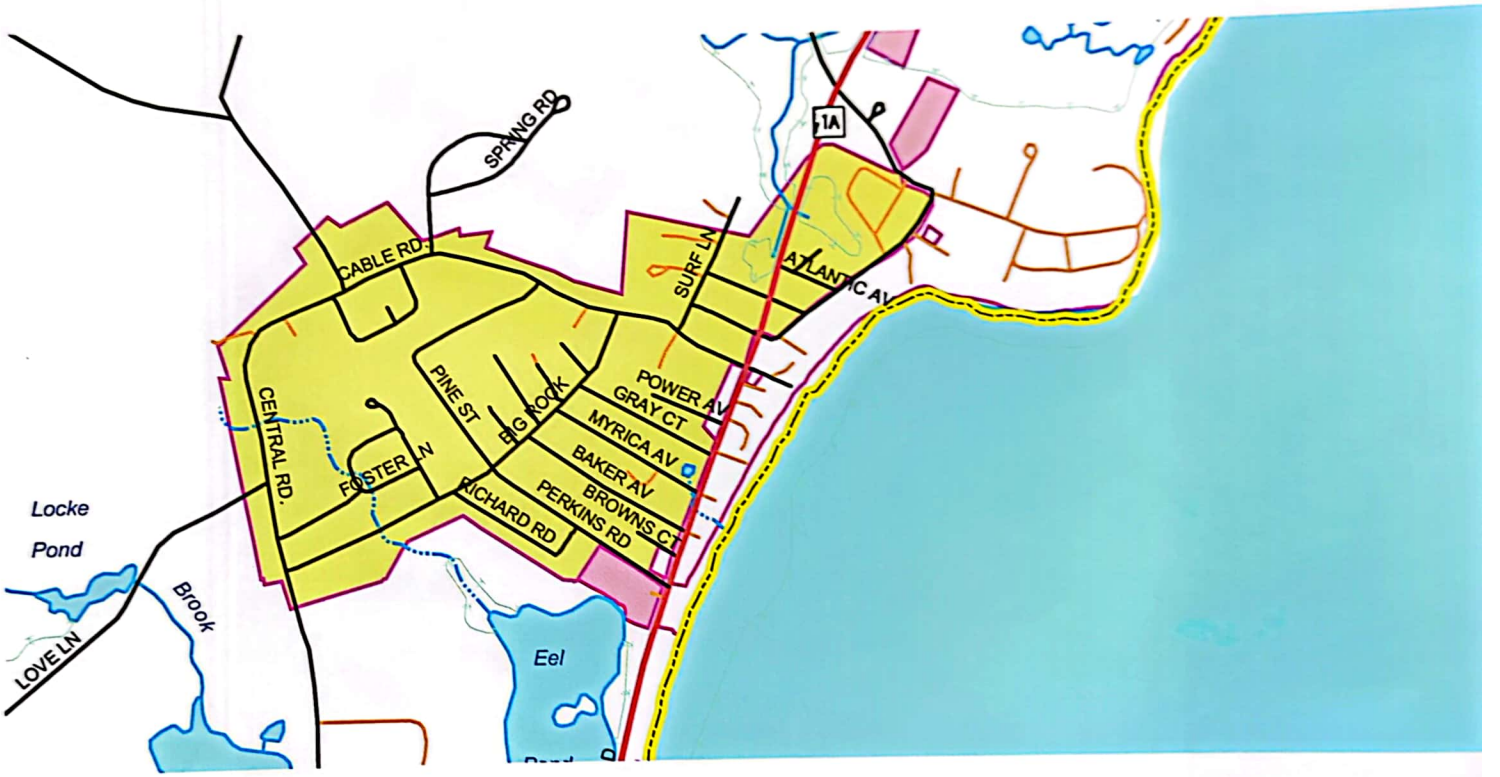
TOWN OF RYE

- Single Residential
- Business
- Commercial
- Conservation
- General Residential
- Public Recreation

RYE BEACH VILLAGE DISTRICT

- Recreational
- Medium Density Residential
- Low Density Residential

BASE FEATURES



Map 8.4

SEACOAST ENGINEERING ASSOC., INC.

CIVIL ENGINEERS AND LAND SURVEYORS

ONE BAYSIDE ROAD
P.O. BOX 797
GREENLAND, NH 03840
(603) 433-3010

46 FARMINGTON ROAD
P.O. BOX 84
ROCHESTER, NH 03867
(603) 335-4562

GROUND CONTROL BY SEACOAST ENGINEERING ASSOC. INC. AND THE BSC GROUP. - SURVEYING AND MAPPING, INC.

COORDINATE GRID IN NEW HAMPSHIRE STATE PLANE

COORDINATE SYSTEM, NAD 83 REFERENCE DATUM, USING U.S. SURVEY FOOT.

TAX MAP COMPILATION BY J.W. SEWALL CO.

DIGITAL TAX MAPPING BY SEACOAST ENGINEERING ASSOC., INC.

N 180000
E 1226000
P/O 8.4-1
P/O 8.4-1
P/O 8.A-177
P/O 8.A-176
CABLE ROAD EXT.
BOULEVARD
POWERS
GRAY
AVENUE
COURT
F STREET
E STREET
MYRICA
AVENUE
PROPOSED STREET
P/O 5.2-99
P/O 5.2-100
34 5750 sf
35 4200 sf
36 5000 sf
37 11585 sf
41 40145 sf
42 25174 sf
43 9042 sf
44 5928 sf
45 8800 sf
46 4646 sf
47 39021 sf
48 10400 sf
49 20125 sf
50 3900 sf
51 7800 sf
52 4200 sf
53 3375 sf
54 3375 sf
55 6750 sf
56 3500 sf(c)
57 3500 sf(c)
58 3500 sf(c)
59 4900 sf
60 4900 sf
61 4758 sf
62 5635 sf(c)
63 40843 sf(c)
64 16818 sf(c)
65 7310 sf(c)
66 7855 sf(c)
67 15790 sf(c)
38 10858 sf
39 5000 sf
40 15000 sf
23 7200 sf
24 6836 sf
25 7200 sf
26 14400 sf
27 7200 sf
28 16619 sf
29 4199 sf
30 10150 sf
31 8000 sf
32 6375 sf
33 6750 sf
22-1 12,754 SF.
22 8700 sf
21 9630 sf
20 18090 sf
19 4500 sf
18 4650 sf
17 7159 sf
16 20160 sf
15 12200 sf
14-1 9360 sf
14 5640 sf
10 29794 sf
13 11095 sf
12 11644 sf
Map 5.3

Richard H & Trudy K Brady

D 6/22/78
R

↑ 2312-1040

Richard H Brady

↑ 2238-1061

↑ 1940-188

~~1235-146~~

↑ 1164-097

↑ 596-405

↑ 1278-146

Edith L Jennessd

↑ 721-261 (copy)

Percy A Moulton

785-0409

TEE PERCY A MOULTON
703-368 (copy)

10x ~~on~~ ~~side~~ Cabel Road

COASTAL BASE FLOOD ELEVATIONS APPLY ONLY LANDWARD OF 0.0 NGVD.

ELEVATION REFERENCE MARKS

ELEVATION IN FT. (NGVD)[1]	DESCRIPTION OF LOCATION
13.39	File cut x on bolt of fire hydrant on west side of State Route 1A at Eel Pond, approximately 6 feet north of pole No. 82/12 and approximately 1.1 miles north of Rye - North Hampton corporate limits.
12.52	File cut x on bolt of fire hydrant on west side of State Route 1A, approximately 100 feet south of intersection with Cable Road.
8.66	USC&GS disk (steel), stamped H32 1943, in top of header of culvert on east side of State Route 1A, approximately 500 feet north of intersection with Locke Road.
12.83	File cut x on bolt on fire hydrant on west side of State Route 1A, approximately 10 feet east of pole No. 7/142/127 and approximately 0.2 mile north of entrance to Rye Harbor State Park.
14.12	High point on State of New Hampshire granite highway bound on west side of State Route 1A and approximately .38 mile north of intersection with Washington Road.
9.38	Chiseled square cut in top of Rye - North Hampton corporate limits granite bound located on west side of side road, approximately 200 feet southwest of intersection with State Route 1A.

assume upper bolt

etic Vertical Datum of 1929

...nce agent, or call the National Flood Insurance
...638-6620.

APPROXIMATE SCALE

500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TOWN OF
RYE,
NEW HAMPSHIRE
ROCKINGHAM
COUNTY

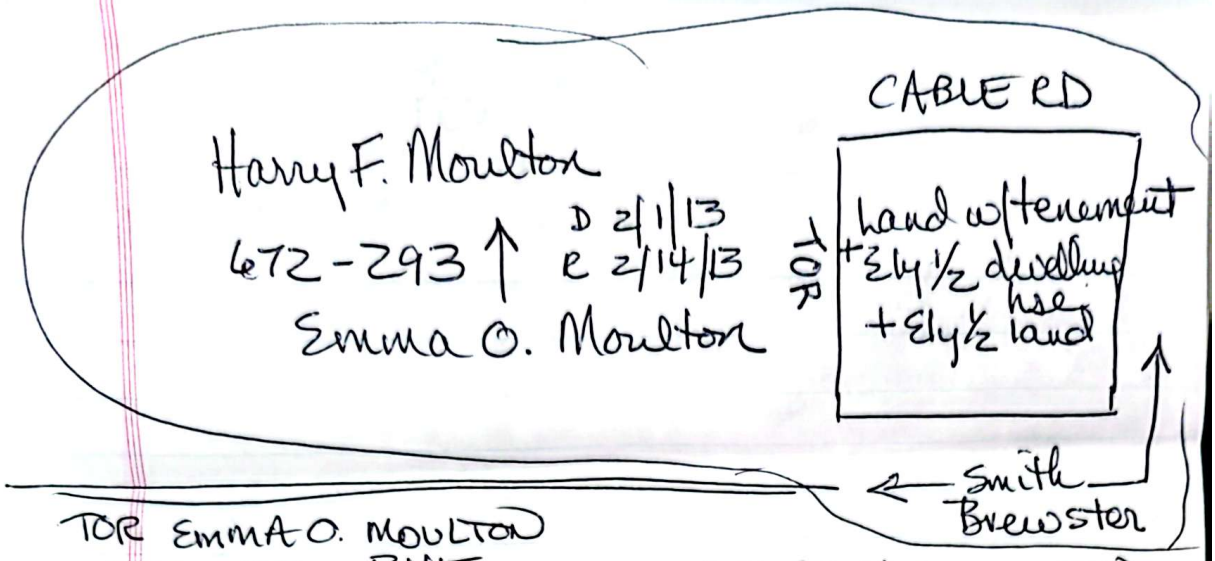
PANEL 2 OF 8

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
330141 0002 B

EFFECTIVE DATE:
JUNE 17, 1986

Federal Emergency Management Agency



TOR EMMA O. MOULTON
1882-1913 RYE

567-312 N/L
599-193 (S)
596-405 (S)
588-263 (S)
625-196 Mortgage 458-060 (S)
672-293 (S)

TEE EMMA O MOULTON
1882-1913

* 586-456 (S)
599-360 (S)
674-268 Release mortg
D 2/2/13 1) E½ half of dwelling
R 2/18-13 Hse & land it is on
2) ROW granted
3) well right
See 625-196

Pre-1882

Ø

Post-1913

Ø

Ø

895-141 DISCH 625-196

EMMA O MOULTON
586-456 ↑ D 2/16/1903
R 2/17/03
HARRY F MOULTON
EDITH L. JENNESS
ALL R/T/I IN ~~ESTATE~~ REAL ESTATE OF OUR FATHER
RYE & N HAMP
JACOB A. MOULTON

See
Ida F Breed → 549-117 (S)
Oliver Philbrick → 547-298 (S)
Oliver R Philbrick & Thos H → 458-060 (S)
"and woodlot in N Hampton"

Percy A Moulton
588-263

same Day
D 7/20/04
R 7/23/04

Emma O Moulton 588-263

D 7/20/1904
R 7/23/04

599-360

Robert Harding

~~588-263~~ Emma O Moulton guardian
7/20/04 Percy A Moulton
R 7/23/04 ~~Percy A Harding~~

→ 2/9 INTEREST IN COMMON
TO 2 parcels

Tenness Beach Rd

Anders Swenson	L ½ B (2)	L ½ B (1) subject to mortgage $700	Ida T. Breed

← Rufus Philbrick

TOR Percy A Moulton
1882-1919 Rye
588-263
721-261

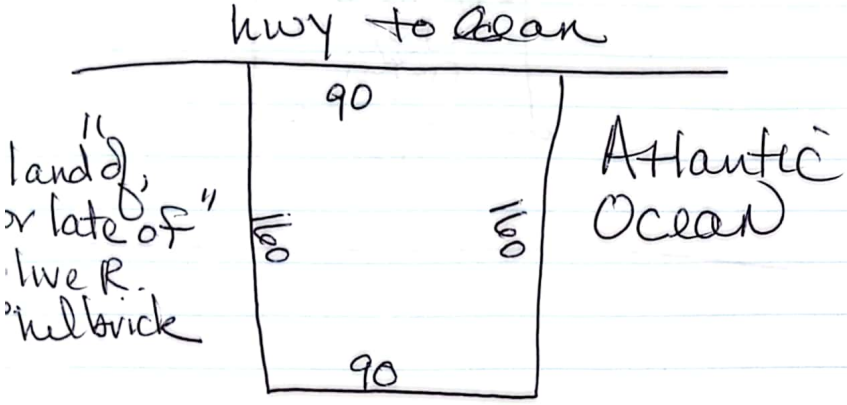
William L Philbrick

D 12/1/03
R 12/5/03

↑ 599-193 QUITCLAIM

Ida F. Breed
Herbert E Philbrick
Emma O Moulton

ALL R/T/I



land "late of" Olive R. Philbrick

+ all our rights to beach in front of said lot

to confirm deed from our late Mother Olive R. Philbrick to TEE, which has been lost

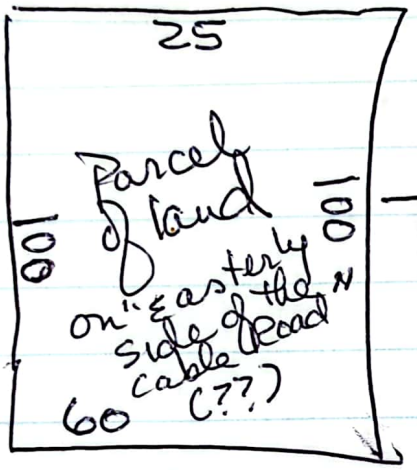
Olive R Philbrick

Edith L. Jenness

D 11/25/1903
R 12/17/03 ↑ 596 - 405

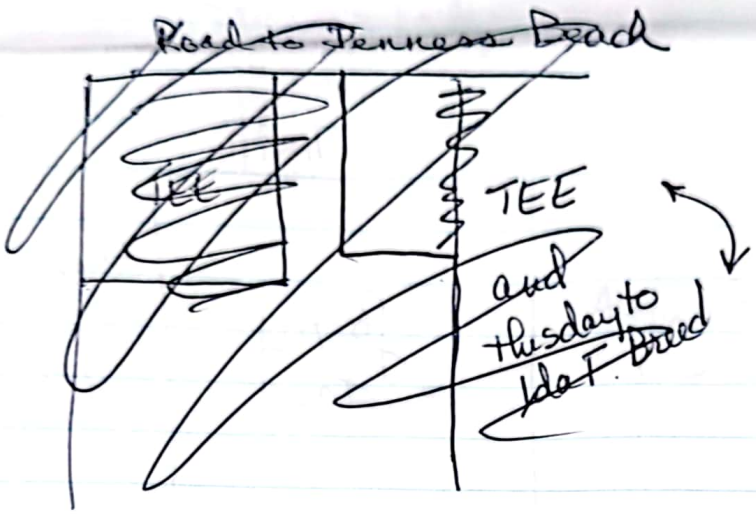
Emma O. Moulton

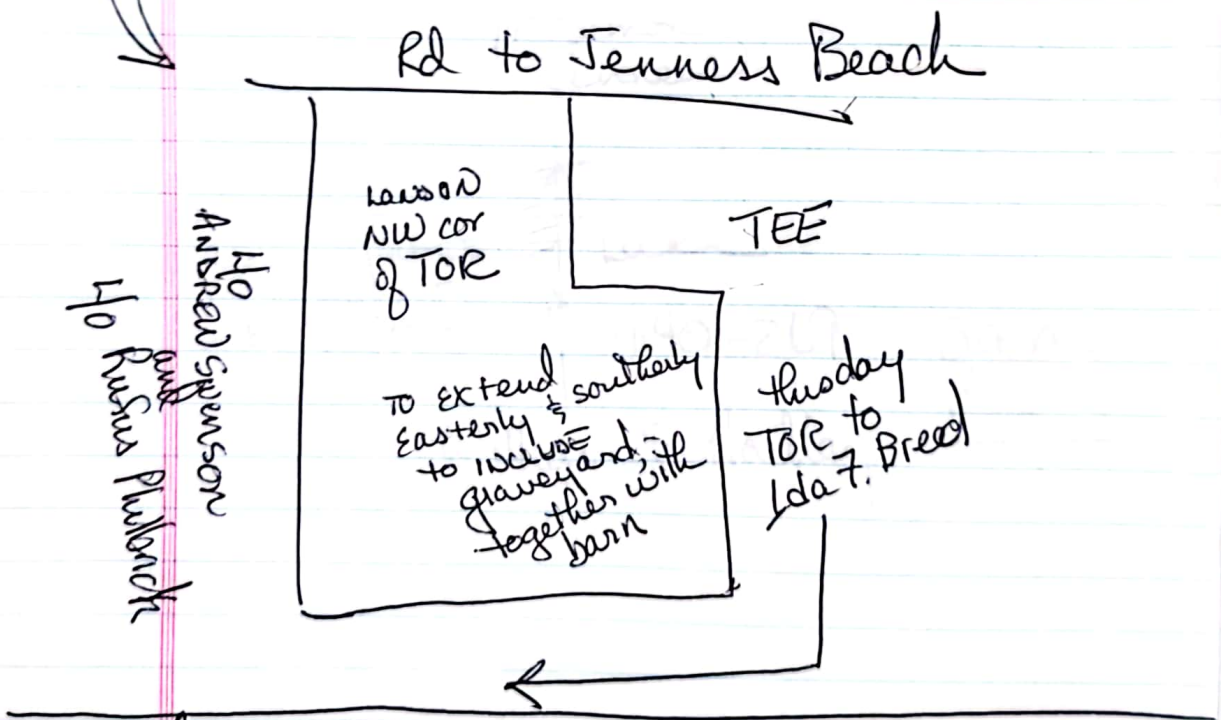
NLy by said ROAD

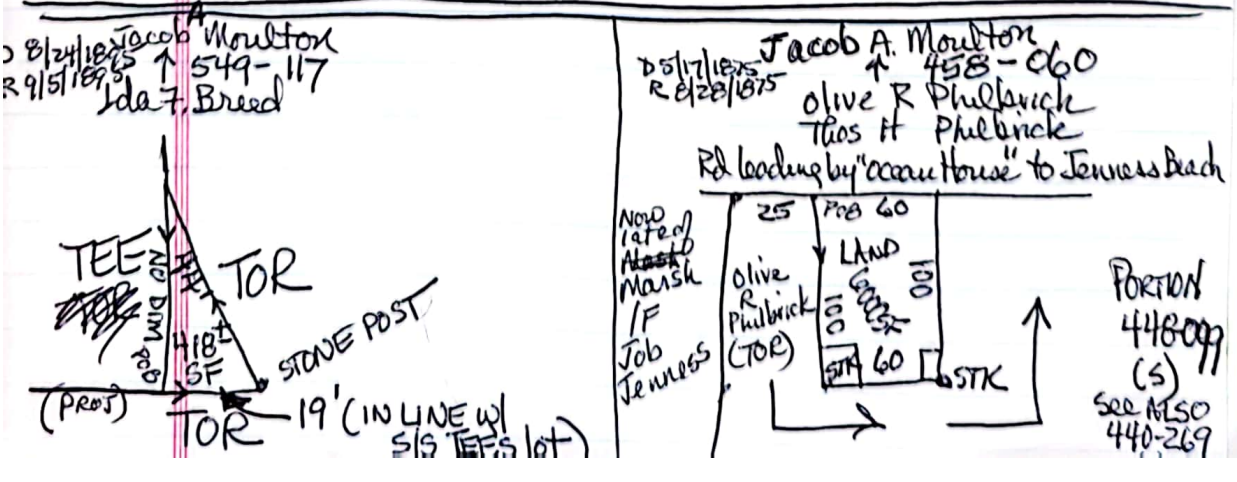


Rufus Philbrick

Jacob Moulton
6/6/1874
R 4/30/1895 ↑ 547-298
Olive R Philbrick



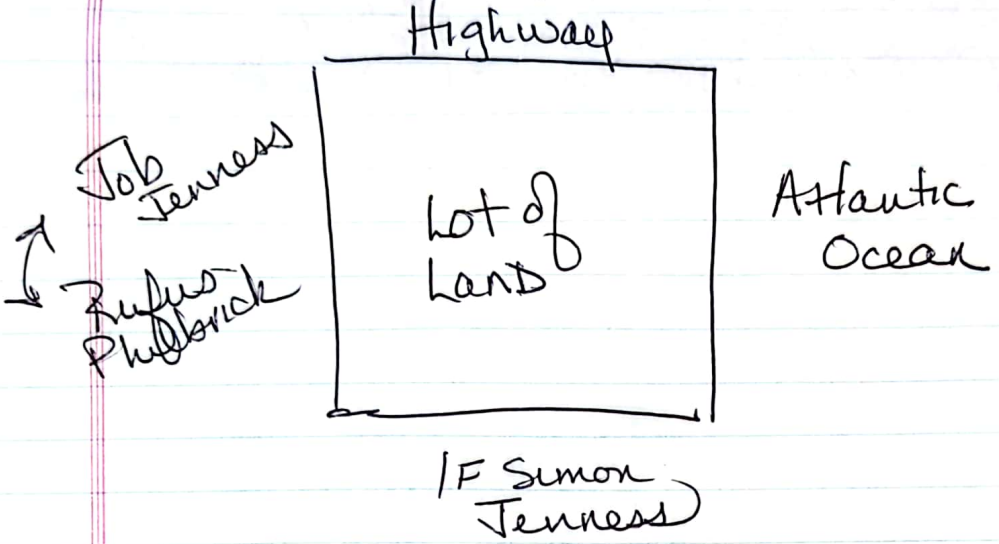




Olive R. Philbrick

D 4/21/1874
R 4/21/1874 ↑ 448-099

Frances Locke (woman)
Joseph Locke
P



Frances Locke

D 1/2/1873
R 1/9/1873 ↑ 440-269 same desc

William S. Hadley

#18 Map 84 Lot 2

4363-052 - C25428
4025-1951
3233-1235
2958-1874 (C) ← 2259-673 ← 1895-271 ← 1526-080
~~2251-564 #12~~

1526-080
↑
1526-078
↑
1266-378
↑
(C) 1046-424
↑
(C) 988-490
(C) 988-488
↑
1913 672-293

#16 Map 84 Lot 1
Mark E & Janet N Leavitt
16 Cable Rd Rye 03870-2411
3162-0558

No #22

#24 Map 84 Lot 3
Richard H & Trudy L Brady
24 Cable Rd 03870
2312-1040

~~Map 84 Lot 1~~
~~3162-558~~

703-368
721-261
3162-558
3213-775
3213-782
3213-788

538 GOLDSWORTHY